

## DC RANCH – PARCEL 1.12

### DC RANCH PARCEL 1.12 PRELIMINARY PLAT NARRATIVE

#### 1. INTRODUCTION AND PROJECT DEVELOPMENT TEAM

DC Ranch Parcel 1.12 ("Site") is a proposed attached unit townhouse development in the DC Ranch Master Planned Community. The Site contains 9.82 gross acres and is located at the northwest corner of 94<sup>th</sup> Street and Loop Road in Scottsdale, Arizona ("City"). The Developer, Artisan Homes, Inc., plans to develop the project under the current R1-7 zoning. The Developer proposes 37 single-family lots with one townhouse unit on each lot. The units will share a common wall and vary in combination from duplex to triplex. There will be a total of 14 groups of duplex and 3 groups of triplex-style buildings within the Site.

#### Development Team

##### OWNER/DEVELOPER

DC Ranch, L.L.C./Artisan Homes, Inc.  
Contact: Rod Tomita or Eric Brown  
1410 North Central Avenue  
Phoenix, AZ 85004  
(602) 277-5638

##### PLANNING

Landmark Engineering, Inc.  
Contact: Gary Claybaugh  
7310 North 16<sup>th</sup> Street, Suite 285  
Phoenix, Arizona 85020  
(602) 861-2005

##### SURVEYING - PLATTING

Landmark Engineering, Inc.  
Contact: Jess Alvarez, R.L.S.  
7310 North 16<sup>th</sup> Street, Suite 285  
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(602) 861-2005

##### CIVIL ENGINEERING

Landmark Engineering, Inc.  
Contact: James D. Lemon, P.E.  
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##### SURVEYING – LEGALS & FIELD SERVICE

Wood, Patel & Associates, Inc.  
Contact: Dan Cronin  
2051 West Northern Avenue, Suite 100  
Phoenix, Arizona 85020  
(602) 861-2005

##### ARCHITECT

William Hezmalhalch Architects, Inc.  
Contact: Tuan Winn  
2850 Redhill Avenue, Suite 200  
Santa Ana, California 92705-5543  
(949) 250-0607 Ext. 8752

#### 2. DESIGN AND ARCHITECTURE

The 37 residential units are designed with clean horizontal building lines, fronts oriented to open space and views, private courtyards, and garages located on rear private drives.

The Site has been designed for easy access and maneuverability, utilizing a wide divided entry, private streets and drives, and landscaped medians. The Site is accessed from 94<sup>th</sup> Street via a private gated entry located on the east side of the property. A roundabout containing a landscaped median marks the intersection of the entry and the north-south private street. Adjacent to the entry roundabout is a 100' wide common open space to be utilized as a community recreation area, which includes a pool and a ramada. This area is contiguous to a natural, undisturbed wash on the western side of the Site. The full expanse of the wash provides a sandy bottomed, tree-lined view corridor that is beautiful to look at and gives the project a preserve-living feel to the neighborhood. A community trail, which is part of DC Ranch trail system, runs adjacent to the Site in this preserved wash.

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The townhouses in this upscale residential project will be common-walled homes, yet each unit, along with their courtyards will be on their own individual lot. Each unit will have a 2-car garage. The courtyard areas have been designed to provide the individual homeowner a substantial area to create a living space for relaxation and entertainment. Approximately thirty-seven percent (37%) of the project will be landscaped open space with a continuation of the desert theme predominate in DC Ranch. The recreational amenities of this development will be a centralized pool area with a ramada, barbeque, picnic tables and benches. Additional park benches will be placed at certain key vistas within the project. The fronts of the individual units and the adjoining common areas will be accessible by sidewalks, and a neighborhood trail will tie into the adjacent development trail and public sidewalks.

A Homeowners Association ("HOA") for the development will maintain the landscaped open space and project amenities, the sidewalks and neighborhood trails, the screening walls, landscaped lot areas adjacent to the driveways homes and private courtyards, entry feature and signage, and the private street and private accessways.

### 3. GENERAL PLAN CONFORMITY

#### a. Character and Design Element

DC Ranch Parcel 1.12 is in the Character Area known as DC Ranch. The area containing the Site serves as a transition between the older, low density areas to the north, the McDowell Mountain Sonoran Preserve to the east, and the future employment and transportation corridors to the southwest. Parcel 1.12 is in a Desert Suburban character type area. The townhome design lends to the more up-beat city feeling, while the mountain views and the proximity of the 404 wash maintain a more natural atmosphere. The General Plan shows the area designated for "natural" streetscape areas. Landscaping will be desert-like and densities of planting areas will be similar to the area's natural conditions.

#### b. Land Use Element

Parcel 1.12 is in a currently sparsely developed portion of DC Ranch. According to the General Plan, the area is to be Suburban Neighborhood, with medium to small single-family lots. Densities are to be more than one but less than 8 houses per acre. Townhouses are permitted under the Suburban Neighborhood classification. The General Plan expects that Suburban Neighborhood terrain will be relatively flat, and Parcel 1.12 is no exception. Preservation of environmental features is a key consideration in the design of Parcel 1.12.

#### c. Growth Areas Element.

DC Ranch is not within any Activity Area or Growth Area. It is near to the Growth Area that centers at Bell Road and Hayden Road.

#### d. Open Space and Recreation Element

Parcel 1.12 is less than a mile from DC Ranch Parcel 1.4, which is designated as a large City Park. The General Plan shows a Neighborhood Park across 94<sup>th</sup> Street east of Parcel 1.12.

#### e. Preservation and Environmental Planning Element

The Environmentally Sensitive Landforms Map designates parcel 1.12 as Lower Desert. It is not in a special needs area.

#### f. Public Services and Facilities Element

Parcel 1.12 is in the Chaparral Complex of the Scottsdale Unified School District. The Elementary and Middle Schools that will serve this area are approximately 2.5 miles to the north, while the High School is approximately 5 miles to the southwest.

## **DC RANCH – PARCEL 1.12**

### **4. EXISTING SITE CONDITIONS**

The area containing Parcel 1.12 is currently undeveloped, consisting of a rural desert environment. A few unnamed dirt roads and tracks criss-cross the area. The Site borders the proposed public streets, 94<sup>th</sup> Street on the east and Loop Road on the south. The western boundary of the Site is contiguous to a natural wash.

The trees are the only significant native vegetation on the Site. The wildlife species most likely to be found on the Site include jackrabbits, skunks, coyotes, mourning doves, quail and songbirds. The most striking natural feature of the Site is the view of the surrounding mountains from several vistas.

#### **a. Drainage**

The Site drains to the southwest on a very slight slope. A natural wash is contiguous to the Site along the entirety of the western boundary line. It is in Flood Zone "AO" which is defined as:

"Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined."

#### **b. Relationship to Surrounding Properties**

Parcel 1.12 is part of the Master Planned Community of DC Ranch.

North: North of the Site is undeveloped desert land. The property is known as Parcel 1.13 of DC Ranch, and is zoned R1-7.

East: The eastern border of the Site is 94<sup>th</sup> Street. Across the street from the Site is undeveloped desert land. The northern portion of the adjacent property is zoned R1-7 and is not part of DC Ranch. The southern portion of the adjacent property is DC Ranch Parcel 1.10 and is zoned R-5.

South: The Site is bound on the south by Loop Road. South of Loop Road is another part of DC Ranch, Parcel 1.10, which is zoned R-5. This parcel is currently undeveloped desert land.

West: The Site is bound on the west by a natural wash. Across the wash to the west is DC Ranch Parcel 1.18. It is zoned R1-7 and is currently undeveloped.

#### **c. Accessibility**

Loop 101 is less than a mile to the west, accessible via Bell Road, which intersects 94<sup>th</sup> Street about ¾ of a mile south of Parcel 1.12. Also to the west, at the same alignment as Loop 101, is Pima Road.

### **5. PROPOSED LAND USE**

#### **a. General Site Description**

Parcel 1.12 has been designed to consist of 37 single-family attached homes, along a central private road. The Site is planned with clean horizontal lines and an exceptional view of the surrounding mountains. An integrated, continuous open space is provided throughout the development and will be landscaped with a desert theme in keeping with the Suburban Desert character area.

Density, setbacks, percent of open space, etc., are all in accordance with the approved Master Planned Community DC Ranch. The DC Ranch MPC also designates the product type, single-family attached units.

#### **b. Lot Sizing and Placement**

Each townhouse has its own lot, either in a duplex or triplex configuration. However, each of those townhouses will share a common interior wall, and therefore a common lot line. The multiple private courtyards created within the lot are planned to be varied in size and shape, but will be designed with a minimum of approximately 10 square feet of useable area. The lot line on the outside or end of each unit will be placed a minimum of 10 feet from the outside wall of the unit and will include the private courtyards. The lot lines for each townhouse have also been extended to abut the private accessways, thereby allowing each townhouse and its garage to front on the point of access.

## **DC RANCH – PARCEL 1.12**

The perimeter building setbacks will be at least 15 feet for single-story buildings with an additional 10 feet of setback for each additional story. The project is planned to have both one and two story units. Each townhouse will have its own two-car garage.

The entire project has been designed with the perimeter containing a significant amount of open space. No buildings will be placed nearer than 20 feet to a dedicated public street. The open space areas are easily accessible by means of the private sidewalks or the neighborhood trail. The private streets, private accessways and the landscaped open space, recreation areas, sidewalks and neighborhood trail will be maintained by a duly established HOA.

### **c. Traffic and Circulation**

The Site is served by a private street running north and south, with access to 94<sup>th</sup> Street on the east. There will be a roundabout where the entry road from 94<sup>th</sup> Street meets the private street. The townhouses, with their rear garages, front on, and will be accessed by 24-foot private accessways that connect to the centralized 30-foot private street. Both ends of this private street are designed with cul-de-sacs with landscaped circular medians. Besides the available on street parking, additional designated guest parking will be placed along the private street adjacent to the townhouses.

## **6. UTILITIES**

The City will provide the sewer, water, police, fire protection, and refuse collection. Private utility companies will provide electric, gas, telephone and cable services to the Site.

All utilities will be placed underground. Streetlights and fire hydrants will be provided according to City code and in accordance with the recommendations of the City Engineering and Fire Departments.

Electric: The Site is located in an area serviced by Arizona Public Service Company ("APS")

Gas: The Site is located in an area serviced by Southwest Gas Company.

Telephone: Site is located in an area that is serviced by Qwest Communications.

Cable: Site located in an area that is serviced by Cox Communications.

AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA  
LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 4 NORTH, RANGE 5 EAST, G.L.S.R.B.&M, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

## OS version: Ubuntu 14.04

4. PART 2 OF THIS CASE UNDER SECTION 3, PARAGRAPH 4 ABOVE, PAGE 3 (LAST OF THE CASE) SET FORTH ALLEGED UNLAWFUL CONDUCT, ALLEGED, MORE PARTICULARLY, VIOLATION OF FEDERAL LAWS.

CONTINUING at the last QUARTER CORNER of last SECTION 2, a CORNER  
S.L.S. BEING CAP. FROM HERE BY SOUTHWEST CORNER OF last SECTION,  
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BEACE, JOHN WYTHE<sup>1</sup> WIFE, A DISTANCE OF 15.00 FEET TO A POINT

STATE, upon notice, and a distance of 26.13 miles to a point

BEACON LIGHTS OFFSHORE 11321 A DISTANCE OF 12.36 MTS TO A POINT  
BEACON LIGHTS OFFSHORE 11321 A DISTANCE OF 104.99 MTS TO A POINT

NOTE: STATION 0+00 IS A DISTANCE OF 884.76 FEET TO THE POINT OF BEGINNING.

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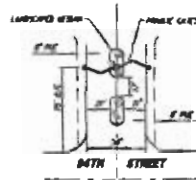
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PAGE 48

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AND EASTERN INTERSECTION  
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PERRY - 100.00 AC. (SEE PAGE 100)  
GERRY - 100.00 AC. (SEE PAGE 100)

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 CORNER LANE OFFICE BLDG. CAP. AT THE INTERSECT. CORNER  
 OF WILSON ST. AND 4TH. CITY OF SEATTLE, WASH. STATE

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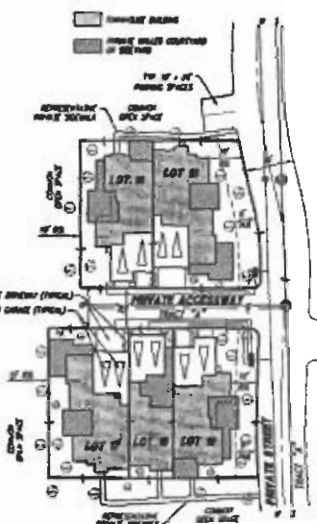
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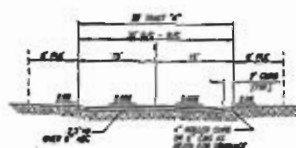
1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

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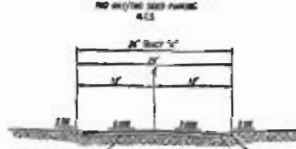
REPRESENTATIVE LOTS WITH SOUTH  
SIDE TYPICAL WATER AND SEWER LAYOUT

CRIMINAL RECORD	1-7
SEX AREA	
ADDRESS	670541 30FT 0.80 ACRES
NETS	276121 20FT 0.80 ACRES
TOTAL (001) WITH ATTACHED TRACTS	37
TOTAL (001) SPACES SOCIETY	1.77 BUILDING
CRIMINAL RECORD	
SEX STREET	0.80 ACRES
MAP AREA	0.20 ACRES
CRIMINAL RECORD	
30 MINUTE STREET	1.00 ACRES
24 MINUTE STREET	0.47 ACRES
TOTAL	1.47 ACRES

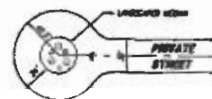
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**BY PRIVATE LETTER**



**TYPICAL 24' PRIVATE ACCESSWAY  
AND 15' FIRE EASEMENT**



INTERNAL SECURITY - RACIAL MATTERS



**IDENTITY MAP**  
SECTION 30  
1 mi. N.W. 4000 ft. 0 mi.

Index	ICV	inf
1	INDEX LINE/INSTRUCTIONS/AVAILABILITY AGENT	1.0
2	END SPACE/AVAILABILITY AGENT END	2.0 AC
3	UNLIMITED AGENT	0.0 AC
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100	UNLIMITED AGENT	0.0 AC

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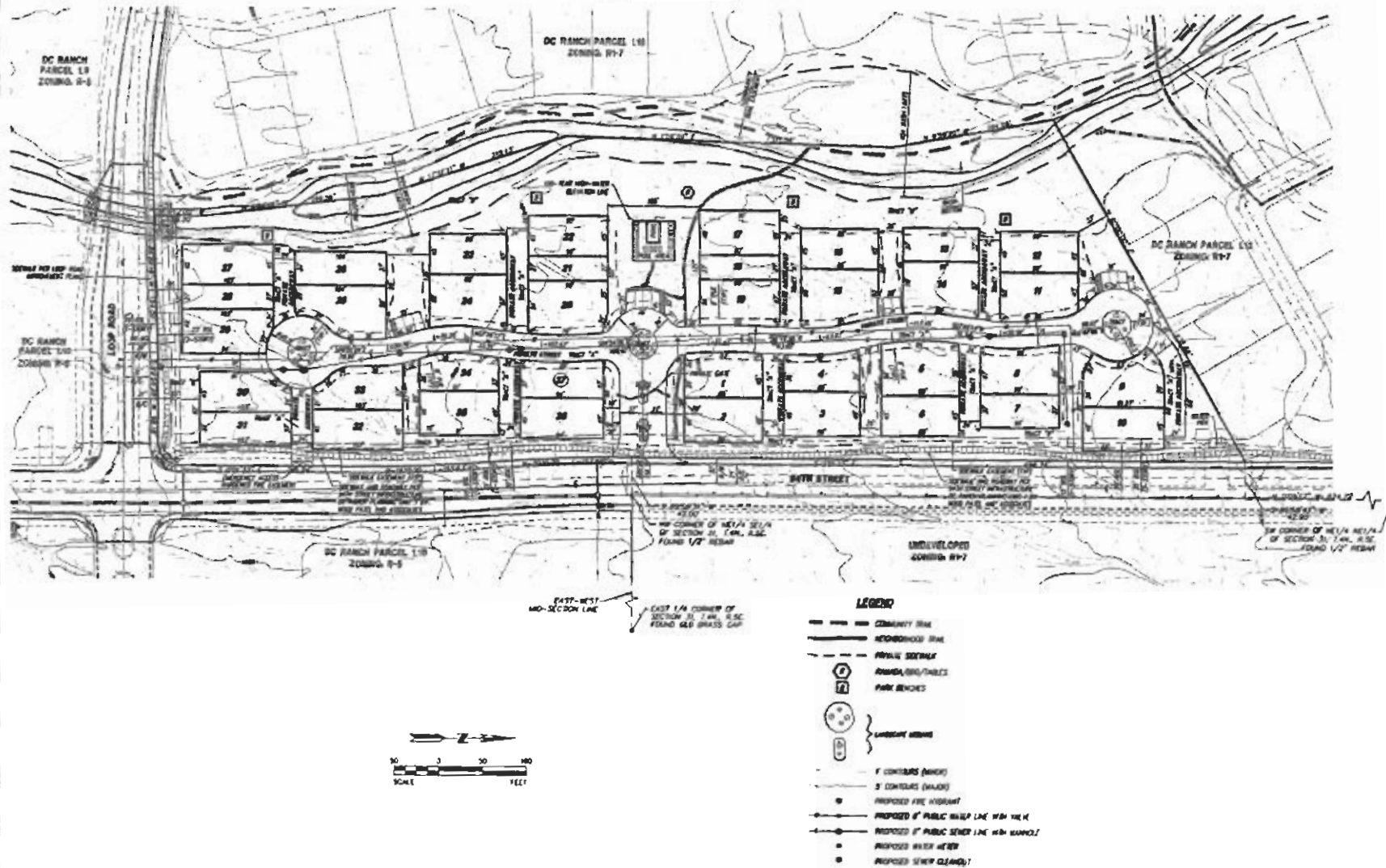
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 PHOENIX, ARIZONA 85004  
 PHONE (602) 277-2640  
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2010 HONDA 2200  
 2010 HONDA 2200  
 2010 HONDA 2200  
 2010 HONDA 2200  
 2010 HONDA 2200



# DC RANCH PARCEL 1.12 PRELIMINARY PLAT

AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA  
LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 4 NORTH, RANGE 5 EAST, Q.A.S.R.B.M., CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA








**LANDMARK**  
ENGINEERING INC.  
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DC RANCH PARCEL 1.12  
PRELIMINARY PLAT












AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT  
IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



plant palette  
character: natural

Species	habitat/forest type	epiphytic/terrestrial	epiphyte
 <i>Cratogeomys merulorum</i>	Forest, Páramo, Maricao	Epiphytic	20% - 30%
 <i>Cratogeomys minor</i>	Forest	Epiphytic	20% - 30%
 <i>Cratogeomys pygmaea</i>	Forest, Páramo	Epiphytic	10% - 20%
 <i>Cratogeomys apiculata</i>	Forest	Epiphytic	20% - 30%
 <i>Cratogeomys robusta</i>	Forest, Páramo	Epiphytic	20% - 30%
 <i>Cratogeomys robusta</i>	Forest, Páramo	Epiphytic	20% - 30%
 <i>Cratogeomys robusta</i>	Forest, Páramo	Epiphytic	20% - 30%
 <i>Cratogeomys robusta</i>	Forest, Páramo	Epiphytic	20% - 30%

**plant palette**  
character: modified natural a

	herbaceous stems	woody stems	leaves	fruit
	<i>Caryophyllus rostratus</i>	<i>Plumbago indica</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	
	<i>Plumbago indica</i>	<i>Plumbago</i>	30" long	

**plant palette**  
character: modified natural **b**

	herbarium name	herbarium number	date	
	<i>Conoclinium elegans</i>	Friedrich's Tree House	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Herbarium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+
	<i>Conoclinium elegans</i>	Conoclinium	20 <sup>th</sup> Dec	+

plant palette  
character: enhanced

	botanical name	common name	color	
	<i>Salpiglossis purpurea</i>	Flamebelly Flower	10" dia.	+
	<i>Salpiglossis</i>	Flamebelly	10" dia.	+
	<i>Salpiglossis</i>	Flamebelly	10" dia.	+
	<i>Salpiglossis</i>	Flamebelly	10" dia.	+
	<i>Salpiglossis</i>	Flamebelly	10" dia.	+
	<i>Salpiglossis</i>	Flamebelly	10" dia.	+
	<i>Salpiglossis</i>	Flamebelly	10" dia.	+
	<i>Salpiglossis</i>	Flamebelly	10" dia.	+
	<i>Salpiglossis</i>	Flamebelly	10" dia.	+

**general notes:**

Journal 173 has often journeyed with Theodor, and he is delighted returning to the landscape that he loved so much. The preceding edition noted the philosophy and faith in the work and the change and transformation that

**Intelligence**

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 budget and consolidated account for all years

all symbols which will be introduced during the author and his or a partner,  
 business, personal assets

—

the project. It is not within the standards and scope of the design and construction contract to provide the design.

Investigations

endured in the design and construction process for or except existing in the party will be to ensure the placement, location and intended use of existing systems. For example, before putting materials such as stone or fiberglass-reinforced concrete aggregate concrete all in addition for minor repairs.

11

Imagery will permeate the new landscape design. In the land of our abilities, all boundaries will be abolished for those of the landscape.

the system.

with an *Escherichia coli* outbreak of people with the disease and zoonotic source for its origin.

## Regulation

**Lighting of the entrance and window in the design and construction system for the house. Part 10. The lighting will be the preferred one.**

762

approach, the walls will follow by non-forms generated after the rupture

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dc ranch parcel 1.12

ISSUED DATE:  
January 22, 2004  
REVISIONS:

ISSUED FOR:  
preliminary  
plat  
application

SHEET NAME:  
conceptual  
landscape  
and walls plan

SHEET NUMBER:  
L1.01

